



**TOWN OF RIVERHEAD
PLANNING BOARD**

200 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240, FAX (631) 727-9101

Richard M. O'Dea, Chairman
Joseph H. Baier, Vice-Chair/Secretary

Stanley Carey, Member

Ed Densieski, Member
Lyle Wells, Member

June 5, 2014

Michael R. Strauss
Attorney at Law
1303 Main Street, Ste 4
Port Jefferson, NY 11777

**Re: Subdivision – Cedar Cove
(SCTM #0600-66-2-4)
Resolution No. 2014-0042**

Dear Mr. Strauss;

The following resolution was adopted at a meeting of the Town of Riverhead Planning Board held on June 5, 2014:

WHEREAS, by letter dated May 15, 2014, Michael R. Strauss, Attorney at Law, on behalf of Campo Brothers, did request an extension of two years of the performance bond for the infrastructure work at the above mentioned subdivision project; and

WHEREAS, Chapter 108, Section 108-97, Paragraph 4 of the Town Code of the Town of Riverhead grants the Planning Board the discretion to extend a performance bond for a period of two years; now

THEREFORE, BE IT

RESOLVED, that this Board approves the request for a two year extension of the performance bond for Cedar Cove, which shall expire on June 1, 2016; and

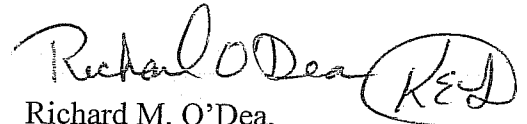
BE IT FURTHER

RESOLVED, that the Town Board shall not extend such performance security until a fee of \$2,000 is paid pursuant to Chapter 108-97 Paragraph 4; and

BE IT FURTHER

RESOLVED, that copies of this resolution be forwarded to the applicant or his agent, the Town Board, the Town Attorney of the Town of Riverhead, and the Town Clerk.

Very truly yours,
PLANNING BOARD


Richard M. O'Dea,
Chairman

RMO:kef

A motion was made by Mr. Baier and seconded by Mr. Wells that the aforementioned resolution be approved:

THE VOTE

BAIER YES ___ NO CAREY YES ___ NO

WELLS YES ___ NO DENSIESKI ABSENT YES ___ NO

O'DEA YES ___ NO

THIS RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED



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Stan Carey, Member

Ed Densieski, Member
Lyle Wells, Member

June 5, 2014

Dr. Paayal Mehta
715 Roanoke Ave.
Riverhead, NY 11901

APPROVES A PRELIMINARY SITE PLAN RESOLUTION FOR PECONIC MANAGEMENT GROUP-725 ROANOKE AVE.

RESOLUTION # 2014-0043

Dear Sir:

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on June 5, 2014:

WHEREAS, a preliminary site plan application was submitted to construct two new medical professional office buildings (including a one-story building of 1,480 sq. ft. and a two-story building with a first floor of 2,475 sq. ft., a second floor of 1,080 sq. ft., and an unfinished and unoccupied basement of 2,475 sq. ft.) and related improvements, including paved parking areas, landscaping, public sidewalks, walkways, crosswalks, fencing, drainage structures, exterior lighting, etc. upon real property with an existing medical office building with a first floor of 5,764 sq. ft. and a basement of 3,174 sq. ft. located in the Business PB Zoning District on the west side of Roanoke Ave. in Riverhead, New York, known and designated as Suffolk County Tax Map Number 0600-126-02-9.1 (formerly designated as Suffolk County Tax Map Numbers 0600-126-02-8 and 0600-126-02-9); and

WHEREAS, the Planning Department has reviewed the four-page preliminary site plan (including a two-page Site and Drainage Plan and a two-page Landscaping and Site Lighting Plan) last revised March 27, 2014, building elevations for the one-story building last revised on January 20, 2014, floor plans for the one-story building last revised January 20, 2014, all prepared by James Vincent DeLucca, R. A. and has recommended to the Planning Board of the Town of Riverhead that said preliminary site plan application be approved with conditions; and

WHEREAS, the Architectural Review Board issued a resolution (#2014-01) dated January 24, 2014 recommending approval of proposed building elevations for the one-story building prepared by James Vincent DeLucca, R. A. last revised on January 20, 2014 and a sample board of proposed materials/colors subject to landscaping plans being submitted, reviewed, and approved (through site plan review) as per code section 108-132B(4); and

WHEREAS, the Planning Board has carefully considered the merits of the preliminary site plan application, the SEQRA record to date, the report of the Planning Department, as well as all other relevant Planning, Zoning and Environmental information; and

WHEREAS, a public hearing was held on November 7, 2013;

WHEREAS, the site plan review fee, as required by Section 108-131 B(3) of the Code of the Town of Riverhead has been received by the Office of the Financial Administrator of the Town of Riverhead as per receipt no. N 23308; and

WHEREAS, as per the second amended determination (appeal no. 13-21) of the Zoning Board of Appeals dated January 9, 2014 the following area variances were granted without conditions: From the provisions of Chapter 108, Section 108-113 for a front yard depth of 10 ft. instead of the required 50 ft., a side yard depth of 5.1 ft. instead of the required 15 ft., for a combined side yard depth of 15.1 ft. instead of the required 30 ft., for a two-story commercial building having a side yard depth of 10 ft. instead of the required 15 ft.; Section 108-60 to provide 66 parking stalls instead of the required 79 parking stalls; Section 108-114 to provide for a minimum 4 ft. wide planted buffer along the residentially zoned property line instead of the required 10 ft. wide buffer; and Section 108-129D to allow the removal of four structures without the required site plan approval; and

WHEREAS, the Planning Board has reviewed the preliminary site plan aforementioned.

NOW, THEREFORE, BE IT

RESOLVED, that in the matter of the site plan application for Peconic Management Group-725 Roanoke Ave. the Riverhead Planning Board hereby declares itself to be the Lead Agency and further determines the Action to be an Unlisted action pursuant to 6NYCRR Part 617 with no significant environmental impact; and

BE IT FURTHER

RESOLVED, that the four-page preliminary site plan (including a two-page Site and Drainage Plan and a two-page Landscaping and Site Lighting Plan) last revised March 27, 2014, building elevations for the one-story building last revised on January 20, 2014, and floor plans for the one-story building last revised January 20, 2014, all prepared by James Vincent DeLucca, R. A., to construct two new medical professional office buildings (including a one-story building of 1,480 sq. and a two-story building with a first floor of 2,475 sq. ft., a second floor of 1,080 sq. ft., and an unfinished and unoccupied basement of 2,475 sq. ft.) and related improvements, including paved parking areas, landscaping, public sidewalks, walkways, crosswalks, fencing, drainage structures, exterior lighting, etc. upon real property with an existing medical office building with a first floor of 5,764 sq. ft. and a basement of 3,174 sq. ft. is hereby approved by the Planning Board with the following conditions:

1. That the basement of the two-story building will remain unfinished, unoccupied, and not used for storage or other use unless site plan approval is obtained from the Planning Board;
2. Any additional parking stalls required in the future shall be constructed instead of applying for parking relief from the Zoning Board of Appeals;

3. That at least 750 sq. ft. of the floor area of the first and second floors of the new two-story building, for which floor plans were not submitted, shall be areas that may be excluded from the calculation of parking as per the Parking Schedule and the definition of “Floor Area, Commercial” in code section 108-3 and as indicated in the parking calculations on the site plan;
4. That the Smile Designs panel in the existing directory sign that is not in compliance with the sign code will be removed on or before July 1, 2014 unless a Zoning Board of Appeals variance and a Sign Permit have been obtained prior to that date;
5. That the existing building will be closed during construction and inspection when a disruption to parking will occur as noted in the revised construction commentary dated March 31, 2014, prepared by James Vincent DeLucca, R. A.
6. That any Reduced Pressure Zone (RPZ) devices required for the new buildings will be inside the buildings and in the case of the one-story building within an RPZ closet as shown on the floor plan last dated January 20, 2014;
7. That no site work shall begin nor Building Permits shall be issued until a Planning Board resolution for Final Site Plan Approval is approved and any conditions of the Final Site Plan Approval resolution are fulfilled;
8. That an application for final site plan approval, six (6) sets of revised site plans, and three (3) sets each of the floor plans dated January 20, 2014 and building elevation plans dated January 20, 2014 for the one-story building must be submitted for Final Site Plan Approval and shall include the following:
 - i. A corrected date for the original ZBA determination granting parking relief for the existing building, which is listed with the date of 12/26/12 when it should be 6/14/12;
 - ii. Additional labeling on the silt fence detail indicating the silt fence filter cloth will be embedded a minimum of 6 inches in the ground;
 - iii. Any revisions required after review of the site plan last dated March 27, 2014 by the Fire Marshall;
 - iv. Any revisions required after review of the site plan last dated March 27, 2014 by the Water and Sewer District Superintendents;
 - v. The Planning Board Certification box on each page of the plans (site plans, elevations of the one-story building, and floor plans for the one-story building).
9. That no construction of the proposed two-story building shall take place until a separate site plan application is submitted, the building elevations are reviewed by the Architectural Review Board, the application is approved by the Planning Board; and

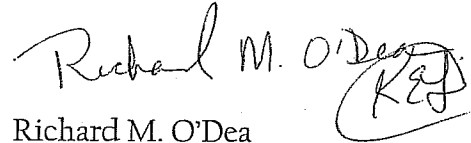
BE IT FURTHER

RESOLVED, that pursuant to section 108-131 (B)(6)(b) of the Riverhead Town Code, this preliminary approval shall be valid for one year from the date of approval;

BE IT FURTHER

RESOLVED, that the Clerk for the Planning Board is hereby authorized to forward a certified copy of this resolution to Dr. Paayal Mehta, 715 Roanoke Ave., Riverhead, NY 11901; James V. DeLuca, R. A., 12 Linda Lane East, Riverhead, NY 11901; Frank Yakaboski, Esq., 456 Griffing Ave., Riverhead, NY 11901; the Riverhead Planning Department; the Riverhead Building Department; the Town Attorney; the Town Clerk; the Town Assessor; the Town Engineer; the Fire Marshall; the Water District Superintendent, the Sewer District Superintendent, the Highway Superintendent and the Town's Consulting Engineer.

Very truly yours,
PLANNING BOARD



Richard M. O'Dea
Chairman

RMO:kg

A motion was made by Mr. Carey and seconded by Mr. Wells that the aforementioned resolution be approved:

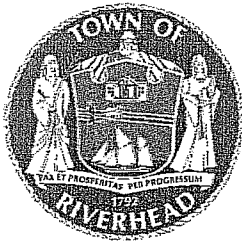
THE VOTE

BAIER YES ___ NO CAREY YES ___ NO

WELLS YES ___ NO DENSIESKI ___ YES ___ NO ABSENT

O'DEA YES ___ NO ___ ABSENT

THIS RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED



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Stanley Carey, Member

Ed Densieski, Member
Lyle Wells, Member

June 5, 2014

Peter Danowski
Attorney at Law
616 Roanoke Avenue
Riverhead, NY 11901

APPROVES PRELIMINARY SITE PLAN OF STR SYSTEMS NY, LLC RESOLUTION NO. 2014-0044

Dear Mr. Danowski;

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on June 5, 2014:

WHEREAS, the Riverhead Planning Board is in receipt of a site plan application from STR Systems NY, LLC to allow the construction of an array of solar panels comprised of 13,368 modules together with associated site improvements upon real property located at Middle Country Road, New York; such real property more particularly described as Suffolk County Tax Lot Number 0600-117-2-9.2; and

WHEREAS, the Planning Department has reviewed the preliminary site plan(sheets 1 through 6) prepared by Howard W. Young, L.S. last revised March 3, 2014 and has recommended to the Planning Board of the Town of Riverhead that said site plan application be approved with conditions;

WHEREAS, on May 1, 2014, this Planning Board did hold a public hearing on the preliminary site plan for the purpose of hearing objections, criticisms and protest against the proposed site plan application; and

WHEREAS, the Planning Board has carefully considered the merits of the preliminary site plan application, the SEQRA record to date, the report of the Planning Department, as well as all other relevant Planning, Zoning and Environmental information; and

WHEREAS, the site plan review fee, as required by Section 108-131 B(3) of the Code of the Town of Riverhead has been received by the Office of the Financial Administrator of the Town of Riverhead as per receipt no. 14802; and

NOW, THEREFORE, BE IT

RESOLVED, that in the matter of the site plan application of STR Systems NY, LLC the Riverhead Planning Board hereby declares itself to be the Lead Agency and further determines the Action to be a Type 1 Action pursuant to 6NYCRR Part 617 without significant adverse impacts upon either the natural or social environments and that a Draft Environmental Impact Statement need not be prepared; and

BE IT FURTHER

RESOLVED, that the preliminary site plan of STR Systems NY, LLC, with the revised date of March 3, 2014 for the construction of an array of solar panels comprised of 13,368 modules together with associated site improvements upon real property located at Middle Country Road, New York; such real property more particularly described as Suffolk County Tax Lot Number 0600-117-2-9.2 is hereby approved by the Planning Board with the following conditions:

1. That no site work shall begin nor Building Permits shall be issued until a Planning Board resolution for Final Site Plan Approval is approved and any conditions of the Final Site Plan Approval resolution are fulfilled;
2. That six (6) sets of revised site plans must be submitted for review for Final Site Plan Approval and shall include the following:
 - i. Any revisions required after review of the site plan last dated March 3, 2014 by the Town's Consulting Engineer including review of the existing and proposed exterior lighting for compliance with Article XLV of the Town Code;
 - ii. Any revisions required after review of the site plan last dated March 3, 2014 by the Fire Marshall;
 - iii. The Planning Board Certification box on each page of the site plan.

BE IT FURTHER

RESOLVED, that pursuant to section 108-131 (B)(6)(b) of the Riverhead Town Code, this preliminary approval shall be valid for one year from the date of approval;

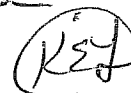
RESOLVED, that the Clerk for the Planning Board is hereby authorized to forward a certified copy of this resolution to Peter Danowski, Attorney at Law, the Riverhead Planning Department; the Riverhead Building Department; the Counsel for the Town of Riverhead,

Planning Board; the Town Attorney; the Town Clerk; the Town Assessor; the Town Engineer; the Chief Fire Marshal; the Water District Superintendent; and the Town's Consulting Engineer.

Very truly yours,
PLANNING BOARD



Richard M. O'Dea,
Chairman



RMO:kf

A motion was made by Mr. Baier and seconded by Mr. Carey that the aforementioned resolution be approved:

THE VOTE

BAIER YES ___ NO CAREY YES ___ NO

WELLS YES ___ NO DENSIESKI Absent YES ___ NO

O'DEA YES ___ NO

THIS RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED



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Joseph H. Baier, Vice-Chair/Secretary

Stan Carey, Member

Ed Densieski, Member
Lyle Wells, Member

June 5, 2014

Raymond Tantillo
T. R. W. Properties, LLC
1800 Old Country Rd.
Riverhead, NY 11901

APPROVES A PRELIMINARY SITE PLAN RESOLUTION FOR T. R. W. PROPERTIES, LLC RESOLUTION # 2014-0045

Dear Sir:

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on June 5, 2014:

WHEREAS, a preliminary site plan application was submitted to construct a new car storage area and related improvements, including grading, asphalt pavement, pervious stone area, curbing, landscaping, subsurface drainage structures, a stormwater overflow area, a cross access to the property to the east, exterior lighting additions/changes, changes to the handicapped parking, the addition of a fenced "trash, fuel and equipment area" with two relocated 1,000 gallon underground propane tanks, etc. upon real property with an existing car dealership with two existing buildings of 20,000 sq. ft. and 14,017 sq. ft. located in the Destination Retail Center (DRC) Zoning District on the north side of Old Country Rd. in Riverhead, New York, known and designated as Suffolk County Tax Map Number 0600-119-01-5.5; and

WHEREAS, the Planning Department has reviewed the four-page preliminary site plan (including a Landscape & Alignment Plan, a Grading & Drainage Plan, Construction Details, and an Existing Conditions Plan) last revised April 4, 2014, prepared by Thomas C. Wolpert, P. E., and Howard W. Young, L. S., and has recommended to the Planning Board of the Town of Riverhead that said preliminary site plan application be approved with conditions; and

WHEREAS, the Planning Board has carefully considered the merits of the preliminary site plan application, the SEQRA record to date, the report of the Planning Department, as well as all other relevant Planning, Zoning and Environmental information; and

WHEREAS, a public hearing was held on May 1, 2014;

WHEREAS, the site plan review fee, as required by Section 108-131 B(3) of the Code of the Town of Riverhead has been received as per receipt no. N 29717 of the Office of the Financial

Administrator of the Town of Riverhead and as check no. 25839 for the remainder due received May 30, 2014; and

WHEREAS, the Planning Board has reviewed the preliminary site plan aforementioned.

NOW, THEREFORE, BE IT

RESOLVED, that in the matter of the site plan application for T. R. W. Properties, LLC the Riverhead Planning Board hereby declares itself to be the Lead Agency and further determines the Action to be an Unlisted action pursuant to 6NYCRR Part 617 with no significant environmental impact; and

BE IT FURTHER

RESOLVED, that the four-page preliminary site plan (including a Landscape & Alignment Plan, a Grading & Drainage Plan, Construction Details, and an Existing Conditions Plan) last revised April 4, 2014, prepared by Thomas C. Wolpert, P. E., and Howard W. Young, L. S., to construct a new car storage area and related improvements, including grading, asphalt pavement, pervious stone area, curbing, landscaping, subsurface drainage structures, a stormwater overflow area, a cross access to the property to the east, exterior lighting additions/changes, changes to the handicapped parking, the addition of a fenced “trash, fuel and equipment area” with two relocated 1,000 gallon underground propane tanks, etc. is hereby approved by the Planning Board with the following conditions:

1. That no site work shall begin nor Building Permits shall be issued until a Planning Board resolution for Final Site Plan Approval is approved and any conditions of the Final Site Plan Approval resolution are fulfilled;
2. That an application for final site plan approval and six (6) sets of revised site plans must be submitted for review for Final Site Plan Approval and shall include the following:
 - i. Any revisions required after review of the site plan last dated April 4, 2014 by the Fire Marshall;
 - ii. The Planning Board Certification box on each page of the site plan.

BE IT FURTHER

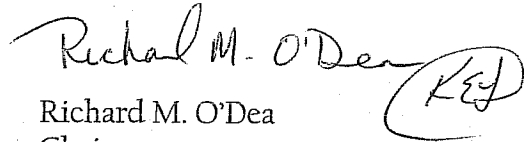
RESOLVED, that pursuant to section 108-131 (B)(6)(b) of the Riverhead Town Code, this preliminary approval shall be valid for one year from the date of approval;

BE IT FURTHER

RESOLVED that the Clerk for the Planning Board is hereby authorized to forward a certified copy of this resolution to Raymond Tantillo, T. R. W. Properties, LLC, 1800 Old Country Rd., Riverhead, NY 11901; Peter S. Danowski, Jr., Esq., 616 Roanoke Ave., Riverhead, NY 11901; Young & Young, 400 Ostrander Ave., Riverhead, NY 11901; the Riverhead Planning Department; the Riverhead Building Department; the Town Attorney; the Town Clerk; the Town Assessor; the Town Engineer; the Fire

Marshall; the Water District Superintendent, the Sewer District Superintendent, the Highway Superintendent and the Town's Consulting Engineer.

Very truly yours,
PLANNING BOARD


Richard M. O'Dea
Chairman

RMO:kg

A motion was made by Mr. Wells and seconded by Mr. Carey that the aforementioned resolution be approved:

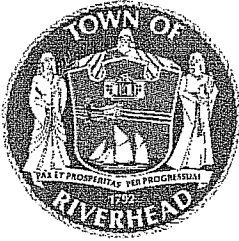
THE VOTE

BAIER YES ___ NO CAREY YES ___ NO ___

WELLS YES ___ NO DENSIESKI ___ YES ___ NO ABSENT

O'DEA YES ___ NO ___ ABSENT

THIS RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED



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Stanley Carey, Member

Ed Densieski, Member
Lyle Wells, Member

June 5, 2014

David Lotito
One For the Road, LLC
6347 Route 25A, Suite 1
Wading River, NY 11792

**Re: Minor Subdivision/Unmerger of L.I. One Real Estate Inc
David Lotito (Contract Vendee)
Resolution No. 2014-0046**

Dear Mr. Lotito;

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on June 5, 2014:

WHEREAS, David Lotito, did submit an application (as contract vendee) for approval of an unmerger of premises located on Hill Street, Wading River, New York, more particularly known as SCTM Nos. 0600-049-1-26 & 0600-49-1-38.3; and

WHEREAS, the subject premises are zoned Residential B-80 requiring a minimum lot area of 80,000 square feet, and

WHEREAS, the subject premises were part of a filed map known as "Arthur Wince", recorded with the Clerk of Suffolk County in May of 1929 (File Map No. 808); and

WHEREAS, the applicant desires to subdivide a 22,983 square foot parcel into two lots having areas of 11,312 square feet and 11,671 square feet; and

WHEREAS, the Planning Board did, by a duly adopted motion, closed the scheduled public hearing on May 1, 2014; and

WHEREAS, Section 108-67 of the Code of the Town of Riverhead gives the authority the Riverhead Planning Board to unmerge lots deemed merged by operation of law when it is satisfied, that based upon the record and/or proceeding had before it, that the applicant has established the following criteria:

1. That the owner of the lots merged was unaware that the taking of such property in the same ownership as an adjoining parcel would cause a merger by operation of this section;

2. That the development of the surrounding neighborhood is such that the subdivision of such merged lots will not result in lots of a lesser size than those of the surrounding neighborhood;
3. That no such lot for which a subdivision is applied for pursuant to this section shall result in a lot area one-half (½) or less of the area permitted in the zone pursuant to the lot area requirement schedule effective in such zone; and

WHEREAS, the Riverhead Planning Board has considered the proposed subdivision with the SEQRA record completed to date, the subdivision regulations of the Riverhead Town Zoning Ordinance as well as all relevant planning and zoning information, now

THEREFORE, BE IT

RESOLVED, that based upon review of the environmental assessment form, the SEQR report and its own analysis, this Board declares itself Lead Agency and determines that the application is a Type II Action that will not have a significant impact on the environment and that an Environmental Impact Statement need not be prepared; and

BE IT FURTHER

RESOLVED, that the unmerger proposal for L.I. One Real Estate, Inc. David Lotito (contract vendee), entitled “Proposed Land Division, Hill Street, Wading River, by Destin G. Graf, Land Surveyor dated February 2, 2014, of premises also known as SCTM Nos. Nos. 0600-049-1-26 & 0600-49-1-38.3, be denied on the following grounds:

- (i) The applicant failed to establish to the satisfaction of the Planning Board that the owner of the lots merged was unaware that the taking of such property in the same ownership as an adjoining parcel would cause a merger by operation of this section;
- (ii) That the unmerger would result in the creation of lots that are less than one-half of the minimum lot area permitted in the Residential B-80 Zoning Use District; and

BE IT FURTHER

RESOLVED, that based upon review of the environmental assessment form, the SEQR report and its own analysis, this Board hereby declares itself to be Lead Agency and further determines that the application to be a Unlisted Action pursuant to 6NYCRR, Part 617; and

BE IT FURTHER

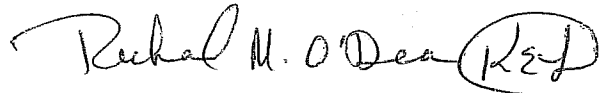
RESOLVED, that the Proposed Land Division Map of Hill Street, Wading River, as prepared by Destin G. Graf, Land Surveyor, dated of February 2, 2014, be denied for the reasons set forth above; and

BE IT FURTHER

RESOLVED, that copies of this resolution be forwarded to the applicant, David Lotito , Town Attorney, and to the Town Clerk of the Town of Riverhead.

Very truly yours,

PLANNING BOARD



Richard M. O'Dea,
Chairman

RMO:kef

A motion was made by Mr. Baier and seconded by Mr. Wells that the aforementioned resolution be duly adopted:

THE VOTE

BAIER X YES ___ NO CAREY X YES ___ NO

WELLS X YES ___ NO DENSIESKI Absent YES ___ NO

O'DEA X YES ___ NO

THIS RESOLUTION X WAS ___ WAS NOT
THEREFORE DULY ADOPTED